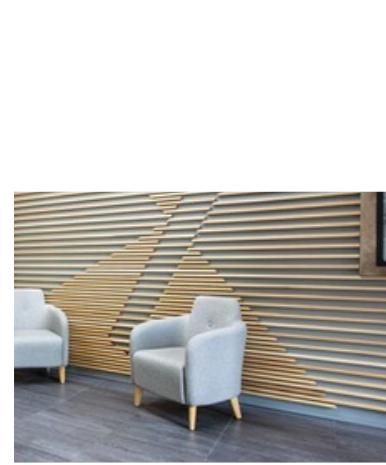
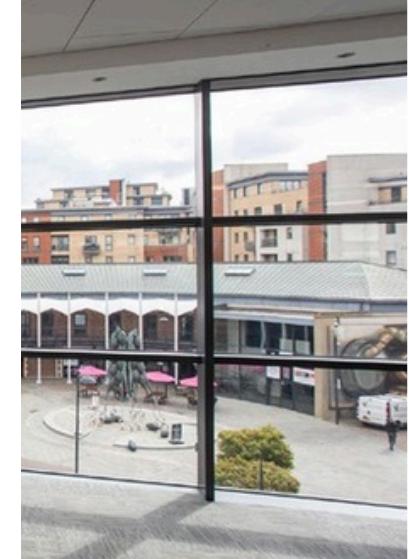


BREWERY
WHARF

7 BREWERY
PLACE
LEEDS



TO LET - Grade A Office 3,121 sq ft - 1st Floor, 7 Brewery Place Leeds LS10 1NE

7 BREWERY PLACE

BREWERY
WHARF

Brewery Wharf offers a vibrant riverside location at the heart of Leeds' South Bank, combining modern workspace with a lively community of cafés, bars, independent retailers and creative businesses. Its pedestrian-friendly streets, public art and landscaped spaces create a welcoming environment, while excellent connectivity to the city centre and wider transport network makes it an attractive base for occupiers seeking a dynamic and well-established urban neighbourhood



FIRST FLOOR

CONTEMPORARY GRADE A OFFICE SPACE

The part 1st Floor suite offers light, airy workspace with extensive glazing, dual-aspect views and a high-quality Grade A specification. The combination of natural light, modern finishes and efficient layout creates an attractive and versatile environment for a wide range of occupiers.



SPECIFICATION & DETAILING

7 Brewery Place provides a high-quality working environment, combining abundant natural light with a modern Grade A specification to create a bright, efficient and contemporary office setting



AIR
CONDITIONING



MECHANICAL
VENTILATION



WC'S



SHOWER
FACILITY



FITTED KITCHEN
WITH INTEGRAL
APPLIANCES



SECURE BASEMENT
PARKING
AVAILABLE



CONVENIENCE
RETAIL



DUAL
ASPECT



PEDESTRIANISED
ENVIRONMENT



LOCAL FOOD AND DRINK
AND AMENITIES



ESTABLISHED
COMMUNITY



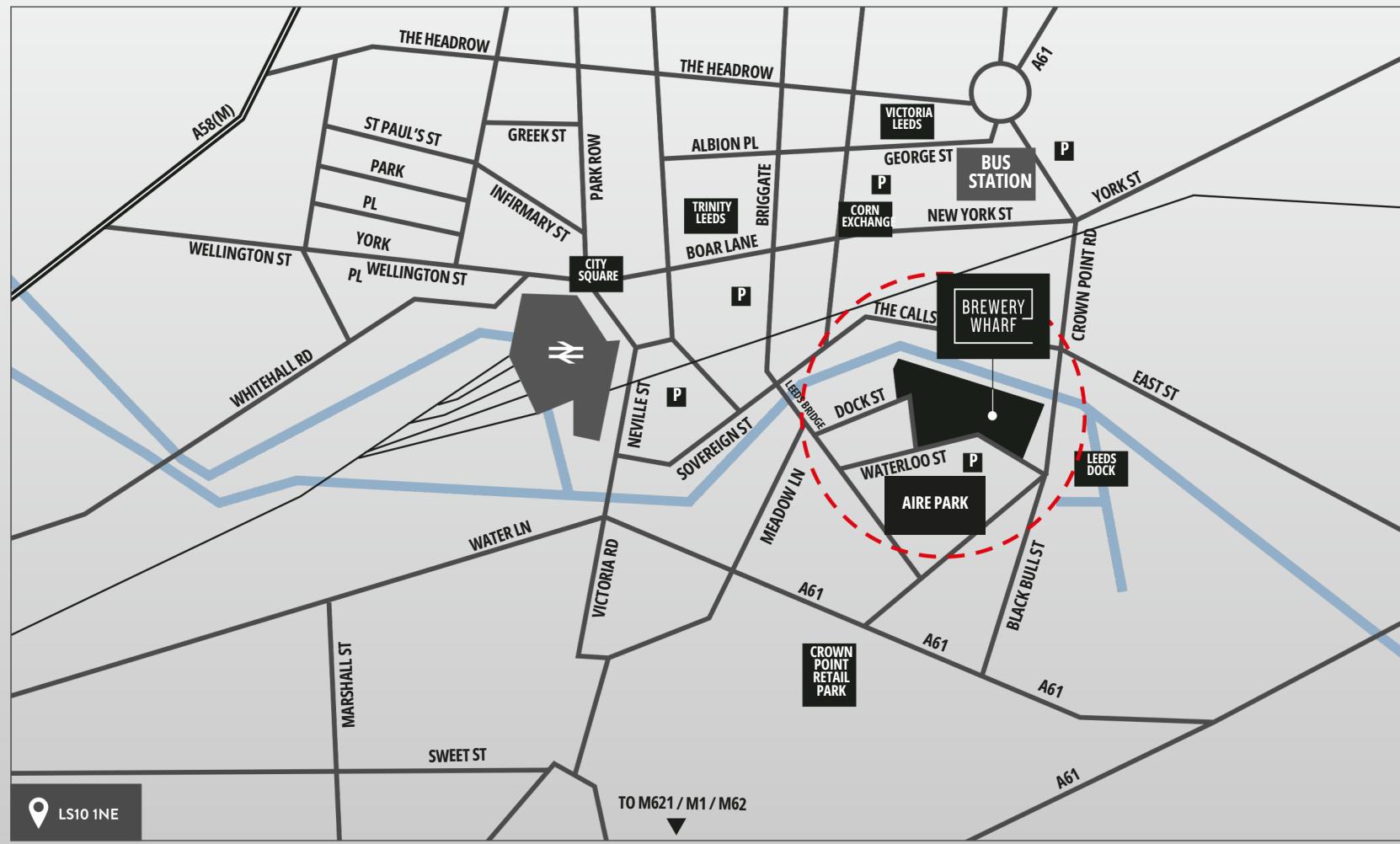
7 BREWERY PLACE

BREWERY
WHARF

7 Brewery Place is prominently positioned within Brewery Wharf on the south bank of the River Aire, offering immediate access to Leeds City Centre and Leeds City Station. The area benefits from outstanding amenities and sits adjacent to Aire Park, set to become the UK's largest new city-centre green space with 8 acres of public parkland at the heart of a 24-acre mixed-use development. With secure on-site parking and excellent connectivity to the national motorway network just minutes away, the location provides both convenience and a vibrant riverside setting for occupiers.



LOCATION



BUSINESS RATES - RATEABLE VALUE

The suite has a Rateable Value of £54,000 effective 1st April 2026

FURTHER INFORMATION & CONTACTS

The 1st Floor suite is offered by way of a new lease on terms to be agreed.

Further information available from the joint letting agents.



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7 BREWERY PLACE LEEDS - LS10 1NE

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